



WESTFIELD-WASHINGTON  
ADVISORY PLANNING COMMISSION

October 15, 2012  
1210-DP-13 & 1208-SIT-09  
Exhibit 1

**Petition Number:** 1210-DP-13 & 1208-SIT-09

**Subject Site Address:** 333 West Hoover Street

**Petitioner:** Sheryl Sollars, Westfield Washington Public Library

**Representative:** Mr. Ronald A. Wright, Wright and Associates, P.C.

**Request:** Westfield Washington Library requests Development Plan and Site Plan review for 2.55 acres in the SF-3 District.

**Current Zoning:** SF-3

**Current Land Use:** Institutional

**Approximate Acreage:** Approximately 2.55 acres

**Zoning History:** SF-3

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans
4. Elevation Renderings

**Staff Reviewer:** Ryan Clark

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**Procedural**

- The public hearing for this petition was heard at the October 1, 2012 Advisory Plan Commission (the "APC") meeting.
- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioners.



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## **Project Overview**

### **Project Location**

The subject property is approximately 2.55 acres in size and is located at 333 West Hoover Street (the "Property"). The Property is bound by Westfield High School to the north, Asa Bales Park to the east, and Westfield Middle School to the south and west.

### **Project Description**

The development plan and site plan review is for an addition to the south end of the existing Westfield Washington Library (the "Project"). The proposed two-story addition is approximately 10,000 square feet and will include space for a children's area, periodicals and resource expansion, new community room, and an increased mechanical room. The addition will also include a live roof system. The addition will consist primarily of a masonry veneer. The site will also include an access drive along the rear of addition connecting both the east and west parking areas.

## **Development Plan Review (WC 16.04.165, C)**

### **1. Zoning District Standards**

#### **Residential District (WC 16.04.030)**

E1. Permitted Use – Library - Compliant

E2. Special Exceptions – Not applicable to this Petition

E3. Permitted Home Occupations- N/A

E4. Minimum Lot Area – Not less than 12,000 square feet

110,000 square feet – Compliant

E5. Minimum Lot Frontage on Roads – Not less than 50 feet

365 feet – Compliant

E6. Minimum Setback Lines – Front (min. 20'), Side (min. 10'), Rear (min. 30')



35' Front – Compliant

55' Side – Compliant

44' Rear – Compliant

E6. Maximum Building Height – 25' - Compliant

E7. Minimum Gross Ground Level Space – 800 square feet

Compliant

E8. Parking

Compliant

2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) – Existing Library predated US 31 Overlay, N/A

3. Subdivision Control Ordinance

N/A

**4. Development Plan Review (WC 16.04.165)**

D1a. Site Access and Site Circulation

1. Access Locations

Compliant

2. Safe and Efficient movement to and from site

Compliant

3. Safe and Efficient movement in and around site

Compliant



D4b. Landscaping (WC 16.06.010)

WC 16.06.040

E. Line of Sight - Compliant

I. Trash and Loading Facilities – Compliant

J. Heating and Cooling Facilities –

Compliant

K. Softening of Walls and Fences-

Compliant

WC 16.06.050 On-site Requirements – Compliant

Evergreen/Ornamental Trees – 10

Shade Trees – 10

Shrubs – 49

WC 16.06.050.B Road Frontage Standards – N/A

WC 16.06.060 Buffer Yard Requirements – Not applicable to this Petition

WC 16.06.070 Parking Area Landscaping

A. Interior Landscaping - Compliant

B. Perimeter Parking Lot Landscaping – Not Applicable to this Petition

D4c. Lighting

Compliant

D4d. Signs



Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D1e. Building Orientation

1. No loading pace or loading docks facing public street – Compliant
2. Loading space screening - Compliant

D4f. Building Materials

1. Brick of Masonry Material- Compliant

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as Downtown (p. 75). Institutional uses are recommended downtown in the Comprehensive Plan (pg. 83).

6. Street and Highway Access

The proposed structure does not require new access points. All existing access points are unchanged.

7. Street and Highway Capacity

Compliant

8. Utility Capacity

Compliant

9. Traffic Circulation Compatibility

Compliant

**Public Policies**

Comprehensive Plan-Feb 2007

See Comprehensive Plan above under “Westfield Development Requirements (WC 16.04.165)”.



Thoroughfare Plan-Feb 2007

The Westfield Thoroughfare Plan roadway classification map identifies Hoover Street as a secondary arterial.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. No new trails are being proposed with the library addition.

Water & Sewer System-Aug 2005

The Westfield Water Master Plan map depicts the subject site as having water service available along the right-of-way of Hoover Street. The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of Hoover Street.

Annexation

The subject property is within the corporate boundary of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is within a wellhead protection area.

**Staff Comments**

The submitted plans for 1210-DP-13 and 1208-SIT-09 are fully compliant with the Westfield-Washington Zoning Ordinance.

Staff recommends approval of this petition.